

Date: February 25, 2015  
Inspector: Tim Menebroeker  
Report example



**Tm home Inspections LLC**  
[timvmen@hotmail.com](mailto:timvmen@hotmail.com)  
[www.tmhomeinspections.com](http://www.tmhomeinspections.com)  
715-597-6139

# Home Inspection Report



**John Doe**  
**Example**  
**Address**

**Prepared by**

TM Home Inspections LLC  
N50519 County Road O  
Osseo WI 54758  
715-597-6139  
[Timvmen@hotmail.com](mailto:Timvmen@hotmail.com)

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# Report overview

**Date of inspection**

February 25, 2014

**Property**

EXAMPLE

**Client**

John Doe

**Real estate agent**

N/A

**Building type**

1.5 story house

**Building occupancy**

occupied

**Age of building****Weather conditions**

15 degrees partially cloudy

**Recent rain**

no

**Ground cover**

Snow covered ground

**This confidential report is prepared exclusively for the client.**

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. The inspection should not be considered a guarantee or warranty of any kind.

Please note that this report is provided as a home inspection with specific limitations as defined in the signed inspection agreement. The inspection is a visual inspection of accessible areas of the property.

The inspection is not a city, county, or state code inspection and the report is not an engineering report.

The inspection report should be read as a whole there may be items in the body of the report that are not listed in the summary of the report.

Be sure to read the inspection agreement for details on exclusions and limitations of the inspector.

# Inspection Summary

## Major defects

No Major defects found.

## Potential safety hazards

### Items that could be a safety hazard

There are no GFI outlets located by kitchen sink, utility sink in basement, garage, and exterior receptacle on south side of house.

GFI or ground fault protection is recommended at these areas that are prone to come in contact with water or wet conditions to protect user from electrical shock.

Automatic garage doors don't go back up with a reasonable amount of pressure.

A garage door opener should stop closing and reopen if there is something blocking the door from closing. This will prevent damage to door and closure and object blocking door

## Deferred cost items

*Items that may need repair or replacement in as little as 5 years*

## Minor defects, repairs or maintenance items

*Items that may require repairs or regular maintenance*

Rain gutter shows signs of leaking at the seam near downspout on south side of house.

Water leaking from seams is not getting to the downspout for proper drainage away from foundation.

Some of the windows mainly on the upper south and east side of house have gaps around the trim and siding. These gaps should be sealed to prevent moisture from getting behind siding.



# ***Grounds***

## **Grading**

Inspected, no signs of water that may run toward structure.

## **Driveway**

Concrete driveway in fare condition concrete showing signs of minor cracking and Spalding.

## **Sidewalks pathways**

Suggest that a hand rail be added to front steps of porch. Hand rails are suggested at all stairs even if it is only 2 steps with a height of less than 35".

## **Trees @ Vegetation**

Tree in south west corner of lot showing signs of dying may have to be removed in next few years to prevent damage to neighbors garage.

## **Retaining walls @ Fences**

N/A

## **Decks & patios**

Wood deck on south side of house is in fair condition. Spacing of balusters in railing is over 4" apart. This could be a problem as a toddlers head could get caught between balusters.

## **Utilities**

Cable line is in contact with garage roof. This could cause premature failure to the shingles in that area of the roof.

Electrical line coming into house is recommended to be 10' from ground or deck height.

# Garage and outbuildings

## Roof

### Inspected from

Inspected from ground

### Type

Asphalt shingles

Estimated age of roof is 5 years or less, no signs of leaking.

## Rafters

Inspected no defects were found.

## Soffit & eaves

Inspected no defects were found.

## Exterior

Garage has vinyl siding there are several places where the siding is cracked or has holes in the siding especially on the east and south sides. There doesn't appear to be a vapor barrier behind siding. These two conditions could lead to water penetrating the wood sheathing causing mold or rotting of the underlying wood.



## Garage doors

Service door showing signs of rust at bottom and has a few slashes in door which could allow water penetration and cause corrosion inside of door.



Automatic garage door openers do not stop and go back up under moderate pressure when closing. This could be a safety concern, the sensor beam located at the bottom of the door does not function properly when blocked.

## Floor

Concrete floor a few minor cracks evident. Normal for a garage floor this age.

## Foundation & Structure

Inspected no defects noted

## Electrical

### Breaker panel

Inspected no defects found

No GFI's (Ground Fault Interrupter) present. It is recommended that GFI's be used in a garage. To prevent electrical shock from water or damp areas



# EXTERIOR of HOME

## Roof

### Inspected from

Ladder at edge lower roofs from inside windows

### Type

Asphalt shingles age 5 years or less

## Flashings and Valleys

Valleys not inspected do to snow on roof in valleys.

Flashings inspected from distance did not go on roof due to temperature.

No defects found.

## Protrusions Vents ect.

Inspected no defects noted

## Venting

Venting on north and south ends of gabled roof.

## Soffit and eaves

Inspected no defects noted.

## Rain gutters

Rain gutters appear to be leaking at seam near downspout on south side.

Recommend that a rain gutter be added to north side of house above entrance to porch.

## Chimney

N/A

## Siding

House has mostly wood siding with some vinyl siding located on back addition of home. Condition is fair.

## Windows doors

Some of the windows mainly on the upper south and east side of house have gaps around the trim and siding. These gaps should be sealed to prevent moisture from getting behind siding.



Bathroom window is missing screen.

## **Foundation**

Block foundation no defects noted.

## **Stairs & Balusters**

Recommend putting railing at front step to porch. Railings recommended for all steps even under 35"

## **Porches & Balconies**

3 season porch on north side of house it appears that the North west side of the porch may have settled slightly not enough to cause concern.

## **Hose bibs**

Inspected no defects noted

## **Electrical**

Outside outlet by deck on south side of building is not a GFI. It is recommended that outside receptacles be GROUND FAULT PROTECTED, to avoid electrical shock from water or moisture.

## **AC Unit**

N/A

# INTERIOR

## Halls and entries

### **Stairs**

Inspected no defects noted

### **Doors**

Inspected no defects noted

### **Ceilings**

Some minor cracking in plaster in upstairs hallway typical of plaster in a house of this age.

### **Smoke detectors**

Noted in upstairs hall and at bottom of stairs leading to second level.

### **Walls**

Minor cracking in plaster typical for a house this age.

### **Electrical**

Inspected no defects found

### **Floors**

Inspected no defects found

# ATTIC

## Entry method

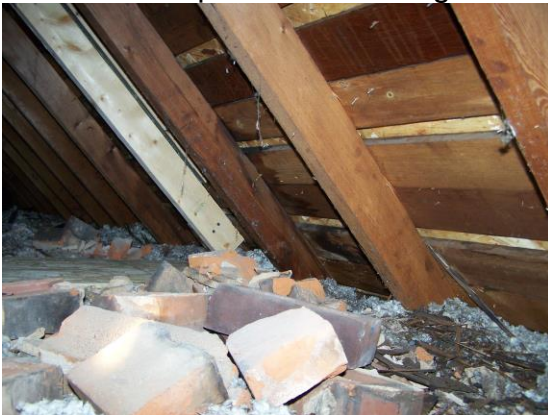
Access panel in upstairs hall please note only attic in upper roof area inspected could not see dormer areas of roof.

## Insulation

Blown in insulation has been disturb and moved around in some areas. Only 6" deep, recommended depth for insulation in attic is 12".

## Roof structure

Rafters are of 2X4 construction with cross boards and osb (Orientated Strand Board) sheeting. There are signs of old water stains possibly where a chimney may have been removed. Noted some new 2x4's bricks lying in the area of this repair. No other signs of leaking were observed.



## Ventilation

Vents noted at north and south end of gabled roof not defects noted.

# GENERAL ROOM CONDITIONS

## **Walls**

Some cracks in plaster noted mostly upstairs bedrooms typical of plaster walls in homes of this age.

## **Ceilings**

Some plaster ceilings upstairs have minor cracks typical of houses this age. Main floor has some ceiling tile on them no defects noted.

## **Floors**

Inspected no defects noted.

## **Windows**

Inspected no defects noted.

## **Electrical**

Found outlet in upstairs south bedroom with light switch not grounded should be checked by electrician.

Ceiling fans inspected and are operational.

## **HVAC**

No heating vent observed in upstairs north bedroom.

## **Closets**

Inspected no defects noted.

## **Storage Closet**

Noted upstairs storage closet has some missing insulation on southern wall.

# Bathroom 1

## **Toilet**

Inspected no defects found.

## **Sink & Cabinets**

Inspected no defects found.

## **Tub/ Shower**

Inspected no defects found

## **Ventilation**

Bathroom fan is functioning as well as window.

## **Electrical**

Inspected no defects found.

## **Water Flow Test**

**(A water flow test is performed to see if there is a drop in water pressure when multiple fixtures are used at the same time.)**

Flow test showed no drop in pressure.

# KITCHEN

## Flooring

Inspected no defects found

## Countertops & Cabinets

Inspected no defects found

## Sink & plumbing

Cabinet under sink has damage possibly from a leaking sink dose not appear to be leaking at this time.

## Electrical

Outlets within 6' of sink are not GFI protected. Recommended that GFI (Ground Fault Protection) be installed at these locations to protect from electrical shock from water

Center light switch by door dose not appear to function.

## Appliances

***Note inspecting appliances is above the scope for general inspection in Wisconsin.***

Stove hood inspected and no defects found.

Gas stove inspected no leaks noted stove has pilot lights, Note that if pilot light could go out and allow gas to enter house.

# **BASEMENT @ CRAWL SPACE'S**

## **Walls**

Some walls are finished and covered with dry wall brick wall on west side of basement shows peeling paint could be a result of water penetration.



Minor cracks observed east wall above water heater.

## **Floor**

Inspected no defects found

## **Evidence of water protrusions**

Peeling paint on west wall could be from water penetration, some signs of past water penetration or water on floor noted on bottom of drywall on north rooms.

Basement appears to be dry at this time.

## **Electrical**

Noted outlet by east room entrance has hot and neutral line reversed. This condition could cause electrical motors plugged into the outlet to run in reverse also can cause damage to computer equipment. Suggest having looked at by licensed electrician.

Outlet located next to utility sink in laundry area is not GFI protected. Outlets near a water source should be GFI (Ground Fault Interrupter) to protect against electrical shock when in contact with water.

Note that dryer plug not tested



# PLUMBING

*Note Private well and septic are not inspected. Recommend that they be inspected by licensed inspector I can give you a list of local inspectors for your area.*

## **Main water source**

City water line comes in west side of basement floor. Water pressure read at at 40 .5 psi. Main water shut off valve noted.

## **Water Lines**

Mixed copper and pex tubing. No defects noted

## **Drain Lines**

Inspected no defects noted

## **Gas Piping**

Natural gas lines noted feeding furnace and kitchen stove each have separate shut off valves no leaks or defects noted.

# ELECTRICAL

## **Service Rating**

200 amp

## **Main Box rating**

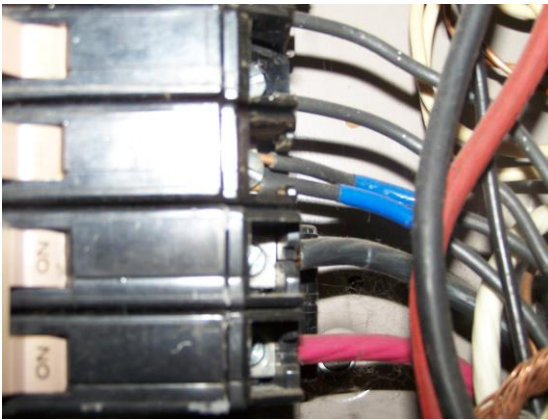
200 amp

## **Main Service wiring**

## **Wire protection**

Circuit Breaker box

Noted two wires tied into one breaker this should be looked at by licensed electrician breaker switches are not designed to have more than one wire connected to them more could cause arcing and a possible fire hazard.



## **System ground**

System grounds to water line in basement no defects noted.

## **Secondary panels**

A secondary panel in garage feeds from main breaker box on a double pole 60 amp breaker no defects noted.

# WATER HEATER

**Location**

Basement

**Type**

Electric

**Age**

Manufactured April 2013

**Size**

40 gallon

**Brand**

Richmond

**Condition**

Over flow drain is approximately 24" off ground should be 6" off floor.

# FURNACE OR HEATING SYSTEM

**Location**

Basement

**Brand**

Bryant plus 95 evolution system

**Age**

2007

**Fuel source**

Natural gas

**System operation and condition**

No defects noted

**Ducting**

Inspected no defects found

**Heat exchanger**

Not observable

**Exhaust**

2 pvc pipes vented outside east side wall.

**Thermostat**

Functioning properly

## Fire Place

**N/A**

# AIR CONDITIONING

**Please note:**

**If outside temperature is below 60degrees or the unit has not been warmed up for 24 hours the unit is not inspected.**

**Room air conditioners are above the scope of general inspections in Wisconsin.**

**Type**

N/A

**Brand**

N/A

**Age**

N/A

**Condition**

N/A